

**MINUTES  
TOWN OF FORT MILL  
TOWN COUNCIL MEETING  
July 22, 2013  
7:00 AM**

Present: Councilmen Huntley, Spratt, Helms, Adams, Councilwoman Savage, Mayor Funderburk, Manager Pieper, Clerk Beachum

Absent: Councilman Blythe

Guests: Engineering Director Paul Mitchell, Assistant Manager/Planning Director Joe Cronin, John Marks-Fort Mill Times, Kevin Granelli-Lennar Homes

Mayor Funderburk called the meeting to order at 7am with Councilman Adams giving the invocation. Mayor Funderburk led the Pledge of Allegiance and welcomed everyone.

**OLD BUSINESS**

1. Second Reading of an Ordinance amending the Code of Ordinances for the Town of Fort Mill, Chapter 6, Buildings and Building Regulations; Article II, Technical Codes; Section 6-26, Adoption of Standard Codes; so as to Adopt the Most Up-to-Date Versions of the International Building Code (IBC), International Residential Code (IRC), International Existing Building Code (IEBC), International Fire Code (IFC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), National Electrical Code (NEC), International Property Maintenance Code (IPMC) and International Swimming Pool and Spa Code (ISPSC): Councilman Adams made a motion to approve with a second by Councilman Helms. Motion approved with a 6-0 vote.

2. Waterside on the Catawba Mixed Use Development Request: Councilman Spratt made a motion to approve all four requests below with a second by Councilwoman Savage. Motion approved with a 6-0 vote.

1A. Second Reading: An Ordinance Annexing York County Property Tax Map Numbers 705-00-00-001, 705-00-00-008, 705-00-00-016, and 705-00-00-035 (Waterside on the Catawba)

1B. Second Reading: An ordinance providing for the first amendment to the Development Agreement between the Town of Fort Mill and Clear Springs Land Company, LLC, Clear Springs-Kingsley, LLC, Close Family Real Estate #2, LLC, Clear Springs-Springfield, LLC, Clear Springs-Bradley Park, LLC, Springland Associates, LLC, Spring-Land, Inc, and Anne Springs Close, so as to remove a 16+/- acre portion of Tract 8 (Bradley Park) from the terms of the Development Agreement

1C. Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill, so as to change the zoning designation for a portion of York County Tax Map Number 020-13-01-063, such portion being approximately 16 +/- acres in size, from GI (General Industrial) to MXU (Mixed Use)

**1D. Second Reading: An Ordinance Adopting a Mixed Use Conceptual Plan and Development Conditions for Waterside on the Catawba**

**NEW BUSINESS**

1. **First Reading of an ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 9, HC Highway Commercial District; so as to amend the maximum building height in certain areas of the town zoned Highway Commercial:** Councilman Spratt made a motion to approve with a second by Councilwoman Savage. Motion approved with a 6-0 vote.
2. **First Reading of an Ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article VI, Administration, Enforcement, Penalties and Fees; Section 1, Zoning Administration Officer; so as to re-title and amend the contents of the section to Administrative and Decision Making Bodies; Article VII, Board of Zoning Appeals; so as to amend the article to correspond with the amended provisions of Article VI, Section 1(D); and Article II, Requirements by Districts; Section 11; Historic Preservation District; so as to amend the article to correspond with the amended provisions of Article VI, Section 1(E):** Councilwoman Savage made a motion to approve with a second by Councilman Huntley. Motion approved with a 6-0 vote.
3. **Consideration of Award of Contract for Debris Pile Removal:** Councilman Spratt made a motion to award the contract to the only bidder, McCall Grading Company, Inc., in the amount of \$58,600, with a second by Councilman Adams. Motion approved with a 6-0 vote.

**EXECUTIVE SESSION**

1. **Discussion of Items Incidental to Proposed Contractual Matters:** Manager Pieper stated the proposed contract is off the table at this time, so there is no need for an Executive Session.

**ANNOUNCEMENTS**

Councilwoman Savage thanked the Town for working with the railroad officials on the litter problem. She also inquired about vendors and attendance for the second week of the farmers market; Engineering Director Mitchell stated there were three vendors and not many attendees while he was there.

Councilman Adams praised the work and condition of Doby Bridge Park.

Councilman Helms suggested providing public instruction regarding hedge clippings, such as on Channel 19, the website, Facebook, etc.

Councilman Spratt remarked on a great annual meeting by the MASC; he also thanked the Waterside developers for their cooperation.

Councilman Huntley said the annual meeting was great, and Greenville is a wonderful town with a vibrant downtown and Main Street scene.

Mayor Funderburk said the marketing and branding session at the annual meeting was excellent and he would like to see the Town use some of the ideas and suggestions from that session.

There being no further business, Councilwoman Savage made a motion to adjourn with a second by Councilman Helms. Motion approved with a 6-0 vote and the meeting adjourned at 7:18am.

Respectfully submitted,

April Beachum  
Town Clerk

Dennis Pieper  
Town Manager